



## 14 Arthur Terrace Bishop Auckland DL14 6BL

- 3 Bedroom Mid Terrace
- Gas Central Heating
- Within Walking Distance of all local Schools
- 2 Reception Rooms
- Ideal First Time Buy
- NO ONWARD CHAIN

**Reduced To Offers In The Region Of £74,950**

# 14 Arthur Terrace

Offered For Sale with No Onward Chain, Rea Estates welcome to the sales market this deceptively spacious Three Bedroom Mid Terrace property, situated within walking distance of Bishop Auckland town centre, which is home to the spectacular open air night show Kynren – An Epic Tale of England.

Bishop Auckland General Hospital, Railway Station, all local schools, shops and recreational facilities are within easy reach.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Lobby, Hallway with staircase rising to the first floor, Lounge, separate Dining Room (which could also be utilised as a second lounge) Fitted Kitchen, Rear Hallway and Family Bathroom.

To the first floor there are 3 Bedrooms and a Cloakroom/Wc.

Externally to the front of the house there is a wall enclosed forecourt, whilst to the rear an enclosed yard with two brick built outhouses.

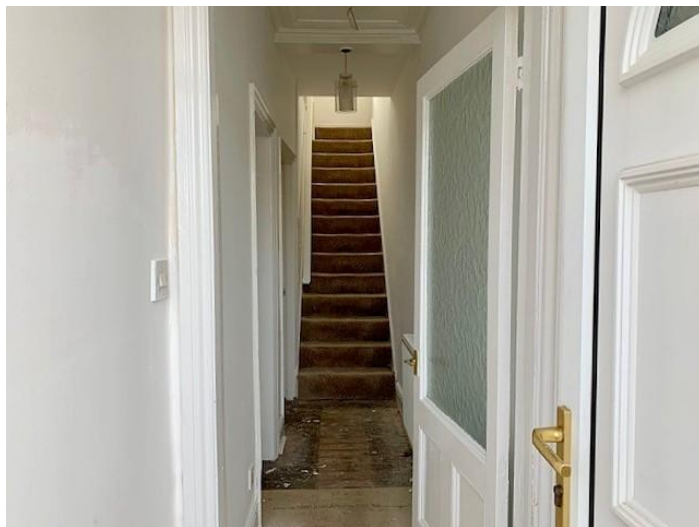
In our opinion this property, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

## Entrance Lobby

uPVC entrance door to lobby with glazed door to:

## Hallway

Cornice to ceiling, central heating radiator and staircase rising to the first floor.



## Lounge:

**13'11 x 12'05 (4.24m x 3.78m)**

Spacious lounge with bay window to the front elevation, allowing lots of natural light to flood through. Cornice, picture rail, radiator and log burning stove.



### **Second Reception Room/Dining Room:**

The dining room provides ample space for a family size table and chairs. Window to the rear elevation, picture rail, built in chimney recess storage cupboards, under stair storage and door to kitchen.



### **Kitchen:**

**10'06 x 7'10 (3.20m x 2.39m)**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Inset stainless steel sink unit, free standing electric cooker point and wall mounted central heating boiler. Window to the side elevation, radiator, laminate flooring and door to rear hallway.



### **Rear Hallway**

uPVC door opening to rear yard, radiator and door to:

### **Ground Floor Bathroom**

Comprising, electric shower over panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, wall mounted extractor fan, radiator and obscure glazed window to the side elevation.



### **First Floor Landing**

Spindle balustrade, window to the rear elevation, loft access hatch and doors to:

### **Cloakroom/Wc**

Fitted with a low level w/c, pedestal wash hand basin and radiator.

### **Bedroom One:**

**13'06 x 9'09 (4.11m x 2.97m)**

Double bedroom situated to the rear of the house, providing ample space for a range of free standing bedroom furniture. Radiator and built in drawer unit.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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## **Bedroom Two: 11'05 x 9'10 (3.48m x 3m)**

A second double bedroom which overlooks the front of the house. Built in storage cupboard with hanging rail and radiator.



## **Bedroom Three: 9'07 x 5'10 (2.92m x 1.78m)**

Ample sized third bedroom with window to the front elevation and radiator.



## **Externally**

To the front of the house there is a wall enclosed courtyard with gated access. To the rear, a yard and two brick outhouses providing added storage facilities.